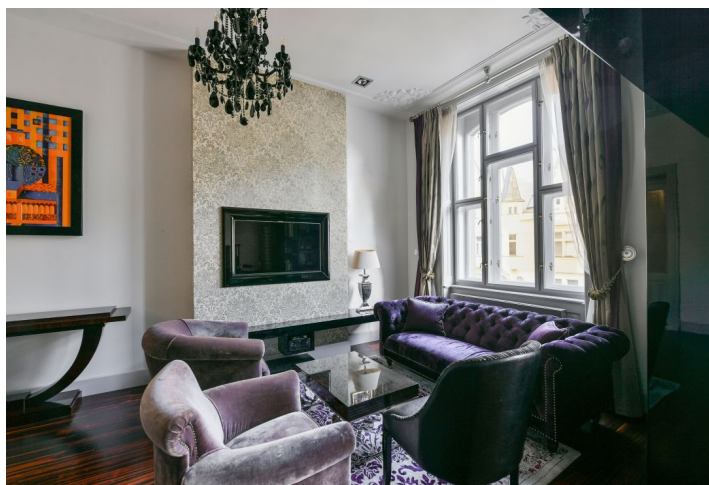




Apartment Two-bedroom (3+1)

Ask for price

116 m², Prague 1, Josefov, Pařížská





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Total area	118 m ²
Floor area*	116 m ²
Balcony	1 m ²
Parking	-
Cellar	2 m ²
PENB	G
Reference number	104168

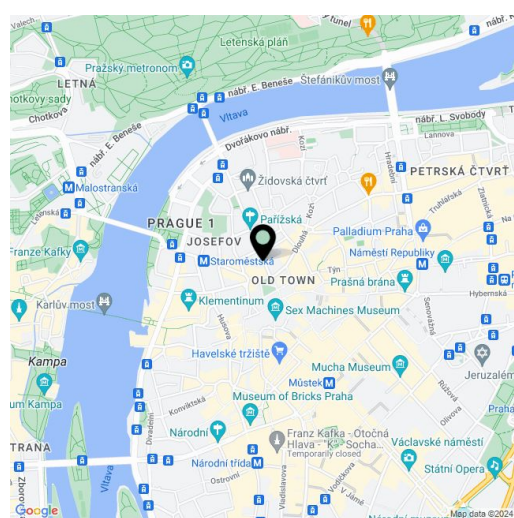
This elegant apartment, which has recently been completely and carefully reconstructed, is located on the 4th floor of a stately apartment building from 1907, located at one of the best addresses in Prague, on iconic Pařížská Avenue.

The practical layout consists of a living room, a kitchen with a dining area and a **balcony**, 2 bedrooms, one of which has a **small balcony** and an en-suite bathroom (with a bathtub), a **walk-in wardrobe**, a main bathroom with a separate toilet, and a second separate toilet near the entrance hall. The living room and kitchen face **northeast** towards the street, and the windows of both bedrooms **southwest** onto the courtyard.

The elegance of the interior is created by large refurbished casement windows with views of the historic buildings across the street, **Fendi and Preciosa** lamps, exotic **macassar wooden floors**, **natural stone** in the hall and bathrooms, renovated interior doors combined with replicas of the original ones, and new entrance security doors with period profiling. Miele kitchen appliances, top-of-the-line sanitary ware and underfloor heating in the bathrooms contribute 21st century comforts. The heat source is a gas boiler and one bedroom has an original tiled stove. The stately building has a modern elevator, a magnificent facade, and **elegant common areas** with **preserved original craftsmanship**.

This prestigious location on **Pařížská Street**, lined with **mature trees** and full of **luxury shops**, allows you to live in a beautiful environment, within walking distance of many quality restaurants, cafes, clubs, but also **historical monuments**, including the **Old Town Astronomical Clock**. A tram stop is a few steps away, and the Staroměstská metro station is also within easy walking distance.

Floor area 116.32 m², balcony 1.45 m², cellar approx. 1.5 m².



* Size of the unit according to the Housing Act.

The area consists of the sum total of the internal area of every room.



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